

## **Chapter 12.04**

### **DEFINITIONS**

#### **Sections:**

- 12.04.010 Generally.**
- 12.04.020 Alley.**
- 12.04.030 Bench mark.**
- 12.04.040 Building setback line.**
- 12.04.050 Collector street.**
- 12.04.060 Council.**
- 12.04.070 Cul-de-sac.**
- 12.04.080 Dwelling.**
- 12.04.090 Easement.**
- 12.04.100 Final plat.**
- 12.04.105 Health department**
- 12.04.110 Lot.**
- 12.04.120 Lot width.**
- 12.04.130 Major street.**
- 12.04.140 Marginal access street.**
- 12.04.150 Master street plan.**
- 12.04.160 Minor street.**
- 12.04.170 Official map.**
- 12.04.180 Owner.**
- 12.04.190 Parcel of land.**
- 12.04.200 Planning commission.**
- 12.04.210 Preliminary approval.**
- 12.04.220 Preliminary plat.**
- 12.04.230 Subdivision.**
- 12.04.240 Trails.**

#### **12.04.010 Generally.**

The terms used in this title shall have the respective meanings set forth in this chapter.

#### **12.04.020 Alley.**

“Alley” means a public way which affords a secondary means of access to abutting property.

#### **12.04.030 Bench mark.**

“Bench mark” means a mark affixed to a permanent or semi-permanent object along a line of survey to furnish a datum level.

#### **12.04.040 Building setback line.**

“Building setback line” means a line

within a lot or other parcel of land, so designated on the plat of the proposed subdivision, between which line and the adjacent boundary of the street upon which the lot abuts, the erection of main structure or portion thereof is prohibited.

#### **12.04.050 Collector street.**

“Collector street” means a street which carries traffic from minor streets to the major street system, including the principal entrance streets of residential development and the primary circulating streets within such a development.

#### **12.04.060 Council**

“Council,” unless otherwise clearly indicated, means the city council for the city.

#### **12.04.070 Cul-de-sac.**

“Cul-de-sac” means a minor street having one open end and being terminated at the other by a vehicular turnaround.

#### **12.04.080 Dwelling.**

“Dwelling” means any building or structure, or portion thereof, intended for residential use.

#### **12.04.090 Easement.**

“Easement” means the quantity of land set aside or over which a liberty, privilege or advantage in land without profit, existing distinct from the ownership of the land, is granted to the public or some particular person or part of the public.

#### **12.04.100 Final plat.**

“Final plat” means a map or chart of a subdivision which has been accurately surveyed, and such survey marked on the ground so that streets, alleys, blocks, lots and other divisions thereof can be identified.

#### **12.04.105 Health department.**

“Health department” means the Salt Lake Valley Health Department.

**12.04.110 Lot.**

“Lot” means a portion of a subdivision or parcel of land intended as a unit for building development or transfer of ownership.

**12.04.120 Lot width.**

“Lot width” means the width of the lot measured along the minimum building setback line.

**12.04.130 Major street.**

“Major street” means a street, existing or proposed, which serves or is intended to serve as a major traffic way and which is designated on the master street plan as a controlled-access highway, major street, parkway or by equivalent terms suitable to identify streets comprising the basic structure of the street plan.

**12.04.140 Marginal access street.**

“Marginal access street” means a minor street which is parallel to and adjacent to a major street and which provides access to abutting properties and protection from through traffic.

**12.04.150 Master street plan.**

“Master street plan” means a plan, labeled “Master Street Plan of Cottonwood Heights” including maps or reports or both, which has been approved by the planning commission as required by law.

**12.04.160 Minor street.**

“Minor street” means a street, existing or proposed, which is supplementary to a collector or major street and of limited continuity, which serves or is intended to serve the local needs of a neighborhood.

**12.04.170 Official map.**

“Official map” means any map adopted by the city council under the provisions of *Utah Code Ann.* § 10-9-8.

**12.04.180 Owner.**

“Owner” includes the plural as well as the

singular, and may mean either a natural person, firm, association, partnership, private corporation, public or quasi-public corporation, or any combination thereof.

**12.04.190 Parcel of land.**

“Parcel of land” means a contiguous quantity of land, in the possession of, or owned by, or recorded as the property of the same claimant or person.

**12.04.200 Planning commission.**

“Planning commission” means the city planning commission, unless another planning commission is specifically named.

**12.04.210 Preliminary approval.**

“Preliminary approval” means an approval, with or without recommended alterations, given to a preliminary plat by the planning commission and provides the necessary authority to proceed with the preparation and presentation of the final plat.

**12.04.220 Preliminary plat.**

“Preliminary plat” means a map or plan of a proposed land division or subdivision.

**12.04.230 Subdivision.**

“Subdivision” means any land that is divided, re-subdivided or proposed to be divided into two or more lots, parcels, sites, units, plots or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on the installment plan or upon any and all other plans, terms and conditions. Subdivision includes:

A. The division or development of land whether by deed, metes and bounds description, devise and testacy, lease, map plat or other recorded instrument; and

B. Divisions of land for all residential and non-residential uses, including land used or to be used for commercial, agricultural and industrial.

This definition shall not apply to the sale

or conveyance of any parcel of land which may be shown as one of the lots of a subdivision of which a plat has theretofore been recorded in the office of the county recorder. The word "subdivide" and any derivative thereof shall have reference to the term subdivision as defined in this section.

**12.04.240 Trails.**

"Trails" means a system of public recreational pathways located within the city for use by the public for walking, biking and/or horseback riding as designated.